126.0	0003	0004.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card /	Total Parcel
APPRAISED:	452,300 /	452,300
USE VALUE:	452,300 /	452,300
ASSESSED:	452,300 /	452,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	864 MASS AVENUE LLC
Owner 2:	C/O LEADER BANK
Owner 3:	
Street 1:	180 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MEGUERDITCHIAN DIKRAN -
Owner 2:	-
Street 1:	870 MASS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This Parcel contains 7,000 Sq. Ft. of land mainly classified as Parking Lot

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	7000.000		10,100	442,200	452,300
Total Card	0.161		10,100	442,200	452,300
Total Parcel	0.161		10,100	442,200	452,300

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	80940
GIS Ref	
GIS Ref	
Insp Date	02/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	337	FV		10100	7,000.	434,600	444,700	444,700	Year End Roll	12/18/2019
2019	337	FV		10600	7,000.	409,000	419,600	419,600	Year End Roll	1/3/2019
2018	337	FV		10600	7,000.	357,900	368,500	368,500	Year End Roll	12/20/2017
2017	337	FV		10600	7,000.	281,200	291,800	291,800	Year End Roll	1/3/2017
2016	337	FV		10600	7,000.	281,200	291,800	291,800	Year End	1/4/2016
2015	337	FV		11000	7,000.	255,600	266,600	266,600	Year End Roll	12/11/2014
2014	337	FV		11000	7,000.	255,600	266,600	266,600	Year End Roll	12/16/2013
2013	337	FV		11000	7,000.	255,600	266,600	266,600		12/13/2012

!9745!

PRINT

Date	Time
12/11/20	00:10:20

LAST REV

Date	Time
04/03/18	09:28:24
ekelly	
9745	

USER DEFINED

Prior Id # 1:	80940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEGUERDITCHIAN	58927-36		4/19/2012	Mult Lots	6,500,000	No	No		
	12283-557		9/7/1972		73,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	Meas/Inspect	PH	Patrick H
3/12/2009	Meas/Inspect	197	PATRIOT
10/25/2000	Hearing N/C	163	PATRIOT
5/11/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		7000	17,179	Sq. Ft.	Site		0	43.25	1.46	CG									442,227						442,200	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	337	Parking Lot	Prime NB Desc:	COMM GD	Total:	442,227	Spl Credit		Total:	442,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

PART OF MEDFORD CO-OPERATIVE PARKING AREA, FACTOR W/LOT 3A.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Are	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	6500	A	AV	1980	2.27	T	31.2	337			10,100			10,100

More:	N	Total Yard Items:	10,100	Total Special Featues:		Total:	10,100